

July 18, 2011

Mr. Don Irelan, Senior Real Property Agent
City of Santa Barbara
Public Works Department
630 Garden Street
Santa Barbara, CA 93101



Subject: Ensemble Theatre Company
Victoria Hall Theater Remodel
33 West Victoria Street.
APN# 039-181-001
MST# 200 10-00327
PMSM #09051.07

Dear Mr. Irelan:

Per our discussions with your department and other City staff, and as a key aspect of our Victoria Theater remodeling project, we are requesting conceptual approval of a proposed Victoria Street encroachment permit to allow construction of an entry landing, a form of which will be required by code.

We believe a design in general conformity with the attached conceptual proposal will be excellent for the theater itself, for the neighboring businesses, for the public, and for street itself. With further guidance from staff and the Council we can refine the design and the dimensions to optimize the final design for the benefit of all.

Ensemble at the New Vic

Ensemble Theatre Company will be relocating to a completely renovated and redesigned Victoria Theater, that will be,

"...A modern, comfortable, well-equipped performance hall, with advanced lighting and sound equipment, flexibly designed to accommodate a rich variety of performing, entertainment arts, and other uses, including music, dance, lectures, and film."

Ensemble has already made significant progress on its *Ensemble at the New Vic* capital campaign and is excited to be bringing to life an important new venue that will complete the City's performing arts district.

Design Status

We have completed a schematic design of the proposed remodel and have introduced the project to lead City departments. We have obtained preliminary comments from the Preliminary Review Team process, review by the City Historian, and preliminary code review by the Building Department. Working with staff we have revised and improved the design to respond to the comments to date.

The Historic Landmarks Committee has provided us very valuable comments on the only two aspects of our proposed project that affect the exterior. In order for us to proceed to the next phase of design we require conceptual approval from the City Council for our proposed solution to the existing code problem at the Victoria Street entry to the building.

Required Entry Landing

The existing Victoria Theater has a long-standing major code deficiency that we must address. The lobby is approximately 2' above the elevation of the sidewalk. There are concrete steps immediately outside the exit doors, running the entire length of the building. (See Exhibit A, attached.) People exiting the building immediately encounter steps down. That is unexpected, unsafe, and violates the building, life and safety code that (very logically) requires a landing outside an exit door so that people can exit a building before encountering steps, as well as a landing at the bottom of steps.

Because Victoria Theater's exit doors are right above the sidewalk, and the existing concrete steps already encroach onto the sidewalk, *any* landing that is built to satisfy code requirements will require a City encroachment permit. *Any* design will have an impact on the existing on-street parking spaces, as it would be undesirable to have on-street parking directly in front of the entrance to the theater.

To address these problems we propose a new entry landing that will also improve the functioning of the theater as a performing arts facility, and that we believe will enhance the entire block of Victoria Street. To avoid having the landing reduce the sidewalk inappropriately, we proposed reconfiguring the sidewalk to the location of the existing on-street parking.

Any solution will require a landing that will encroach on the existing sidewalk. All solutions that meet code requirements and the City's minimum sidewalk and landscaping requirements involve some rerouting of the sidewalk. The conceptual proposal on Exhibit B would meet all code and city requirements and, for the reasons summarized below, offer a number of use, planning and public policy advantages. Although we believe that any satisfactory solution will involve all the design elements reflected on the attached conceptual proposal, the dimensions of the components can be reviewed and adjusted to achieve the optimal design.

We recognize that the encroachment proposal would result in loss of 5 parking spaces. Although loss of on-street spaces is always to be avoided, we think that in this unusual situation, the change is well justified as a result of the following principal factors. Because the renovated Victoria will certainly see a very significant increase in use, standard City practices would undoubtedly argue for white curbing the area directly in front of the entry. So, even without an encroachment, 2-3 spaces will be eliminated directly in front of the theater. But white curbing the area in front does nothing to solve the code and safety requirements with the existing entry. Those problem are only addressed with a code-requiring landing encroachment. The encroachment will eliminate 2-3 additional parking spaces, which is a relatively small number of incremental spaces necessary to address the code and safety concern with the existing building. In addition, of course, we believe the many benefits from the new entry that are summarized in this letter also mitigate in favor of the change. The proposed concept design shows 2 drop-off spaces preserved at the east end of the parking lane encroachment, conveniently located adjacent to the lower landing of the proposed ramp.

Merits of Proposal

We believe that the proposed design, besides being one of the few to meet all code and City requirements, offers very significant benefits to the theater, the performing arts, the business community, and the street itself.

- Adequate gathering, intermission, and post-event socializing space, is a critically aspect of every successful performing arts venue.
- The existing Victoria Theater has an exceedingly limited lobby, and the only exterior space is on the sidewalk itself. The proposal addresses both the code requirement for a landing and the need for audience gathering space, and will be an extremely beneficial feature of the design that will dramatically improve the effectiveness and use of the theater for all types of performing arts and related non-profit uses.
- The landing will create an appropriate separation between venue patrons and those using the sidewalk for unrelated purposes, and will reduce sidewalk congestion during events.
- The design will include a convenient straight path for pedestrians to ascend the landing rather than deviate around it on the sidewalk, which invites pedestrians to shared use of the landing.
- The landing design preserves the existing palms, and incorporates an additional landscape buffer that is aesthetically attractive and functionally important to direct cars past the entry to the passenger drop off location.
- We believe the landing will add an element of architectural interest that will be beneficial for the block and streetscape.

We and representatives of Ensemble look forward to discussing the proposal with you and with the City Council.

Per your suggestion we would like to request a reduced fee for the encroachment permit conceptual review, one half the full amount of \$3,317. A check in the amount of \$1,659 has been submitted.

Please call me or Monisha Adnani at 963-1955 if you have any questions regarding the plans or if you would like to meet to review the plans.

Sincerely,

Jason Currie, Project Manager

Attachments:

Concept design- Cover sheet, 11x17, July 18, 2011

Concept design- Exhibit A photos of existing conditions, 11x17, July 18, 2011

Concept design- Exhibit B proposed concept level site plan and elevation drawings, 11x17, July 18, 2011

VICTORIA HALL THEATER REMODEL



VIEW OF REMODEL VICTORIA HALL BUILDING FROM VICTORIA STREET

ENCROACHMENT PERMIT CONCEPT APPROVAL

PROJECT DESCRIPTION

Victoria Hall is a multi-story building comprising of a Theater Building portion and a Office Building portion. The Office Building portion was originally constructed in approximately 1909 and the Theater Building portion was originally constructed in approximately 1921. The building construction consists of wood framing with exterior plaster, brick veneer, and asphalt shingle roof. The Ensemble Theatre Company plans to relocate to and modernize the Victoria Hall Theater. Ensemble's goal is for the remodeled theater to be:

- a modern, comfortable, well-equipped performance hall with advanced lighting and sound equipment, flexible designed to accommodate a rich variety of performing, entertainment arts, and other uses, including music, dance, lectures, and film.

There is no proposed change in use. The remodel of the Theater Building portion will include:

- Reconstructed stage house including a proposed increase in height for the fly loft)
 - Seismic upgrade
 - New electrical, mechanical and plumbing systems
 - New fire sprinklers
 - New code required landing at Victoria Street entry
 - New backstage accessible entrance at east part of site
 - Refurbish exterior finishes
- The remodel of the Office Building portion will include:
- New fire sprinklers

APPLICABLE CODES

THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE 2000 CALIFORNIA HISTORIC BUILDING CODE (CHBC).

WHERE THE CHBC IS NOT APPROPRIATE, THIS PROJECT COMPLIES WITH THE FOLLOWING CODES:

- 2000 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CHSC
- 2000 CALIFORNIA BUILDING CODE (CBC), PART 2, CHSC 12009 (BC 1 CA APPENDENTS)
- 2000 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, CHSC 12009 NATIONAL ELECTRICAL CODE 1 CA APPENDENTS
- 2000 CALIFORNIA FIRE CODE (FC), PART 4, CHSC 12009 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1 CA APPENDENTS
- 2000 CALIFORNIA PLUMBING CODE (PC), PART 5, CHSC 12009 NATIONAL PLUMBING CODE 1 CA APPENDENTS
- 2000 CALIFORNIA ENERGY CODE (EC), PART 6, CHSC 12009 NATIONAL ENERGY CODE 1 CA APPENDENTS
- 2000 CALIFORNIA FIRE CODE, PART 4, CHSC 12009 NFPA 1 CA APPENDENTS
- 2000 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2000 CALIFORNIA REFERENCED STANDARDS, PART 2, CHSC

PROJECT STATISTICS

PROJECT NAME: VICTORIA HALL THEATER REMODEL
PROJECT ADDRESS: 33 WEST VICTORIA STREET, SANTA BARBARA, CA, 93001
ASSESSOR'S PARCEL NUMBER: 209E-031-00-000
TOTAL LOT 8,000 SF
PROJECT SQUARE FOOTAGES:

AREA	EXISTING	PROPOSED	NET
BUILDINGS			
THEATER BLDG	4,500 GSF	4,500 GSF	0
GROUND FLR	3,500 GSF	2,748 GSF	- 752 GSF
UPPER FLR	1,000 GSF	1,500 GSF	500 GSF
BASEMENT FLR	1,000 GSF	1,500 GSF	500 GSF
ADJACENT CONNECTED OFFICE BUILDING			
THEATER BLDG TOTAL	1,000 GSF	1,000 GSF	0
GROUND FLR	4,900 GSF	4,900 GSF	0
UPPER FLR	4,900 GSF	4,900 GSF	0
BASEMENT FLR	4,900 GSF	4,900 GSF	0
TOTAL OFFICE BLDG	14,700 GSF	14,700 GSF	0
BUILDINGS TOTAL	24,000 GSF	24,000 GSF	0

LANDSCAPING			
EAST ALLEY PAVING	130 GSF	130 GSF	0
SOUTH SIDEWALK	80 GSF	80 GSF	0
NORTH SIDEWALK	900 GSF	1,141 GSF	241 GSF
NORTH PATIO	0	1,073 GSF	1,073 GSF
TOTAL PAVING	2,440 GSF	3,411 GSF	971 GSF
COURTYARD	1,000 GSF	1,000 GSF	0
LANDSCAPING	353 GSF	353 GSF	0
SOUTH LANDSCAPING	175 GSF	505 GSF	330 GSF
TOTAL LANDSCAPING	458 GSF	858 GSF	400 GSF
PROJECT PARKING	1 SPACE	2 SPACES	1 SPACE
AREA	1 SPACE	2 SPACES	1 SPACE
VICTORIA ST.	1 SPACE	2 SPACES	1 SPACE
SOUTH	2 SPACES	2 SPACES	0

ENCROACHMENT STATISTICS

TOTAL AREA OF NEW CONCRETE ENTRY LANDING, PLANTERS, RAMP AND STAIRS OTHER PUBLIC RIGHT OF WAY - 484 SF
TOTAL AREA OF NEW ENTRY LANDING PLANTERS OTHER PUBLIC RIGHT OF WAY - 0 SF
AREA OF PARKING LAISE ENCROACHMENT AREA OF PARKING PLANTERS
AREA OF NEW SIDEWALK

VICINITY MAP



SHEET LIST

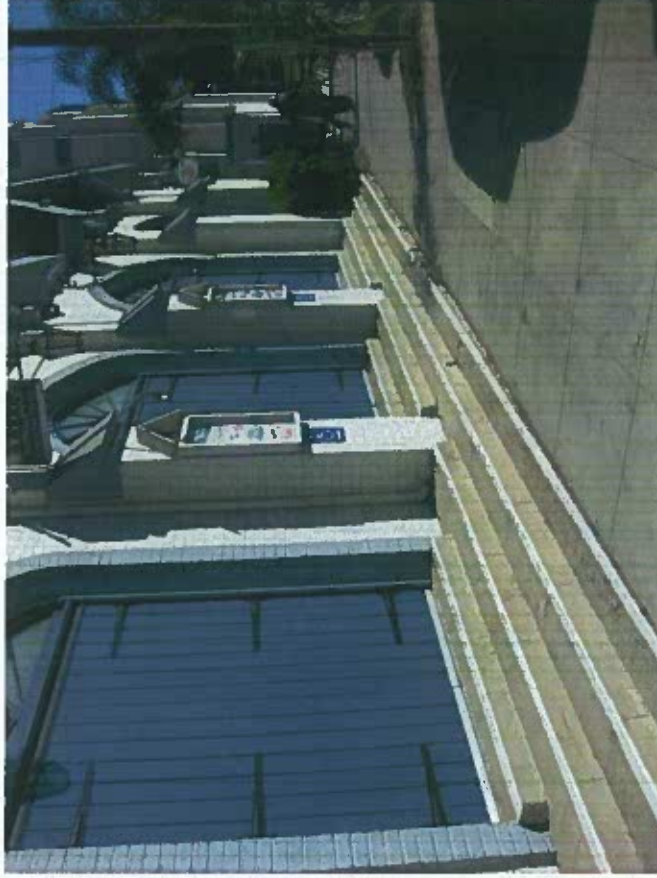
COVER SHEET/ SHEET LIST/ PROJECT STATS
EXHIBIT - A PHOTOS OF EXISTING CONDITIONS
EXHIBIT - B PROPOSED ENTRY LANDING, SITE PLAN AND ELEVATION DRAWINGS

ENSEMBLE THEATRE COMPANY
VICTORIA HALL THEATER REMODEL
CONCEPT APPROVALS PHASE
2018.08.15

Exhibit A



VIEW OF EXISTING VICTORIA STREET SIDEWALK



VIEW OF EXISTING ENTRY AND CONCRETE STAIRS VICTORIA STREET SIDEWALK

PHOTOS OF EXISTING CONDITION
AT VICTORIA STREET ENTRY EXHIBIT-A
ENSEMBLE THEATRE COMPANY
VICTORIA HALL THEATER REMODEL
CONCEPT APPROVALS PHASE
JAN 14, 2014

